

Subject: Good News from LADBS!

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[Also available on the Web
at www.ladbs.org](http://www.ladbs.org)

**Special Points of
Interest**

*For general information and
inspection requests, please
call 3-1-1.*

*Click here for a copy of
our [2010 Performance
Enhancement Program](#)*

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**LADBS
Construction
Service Centers**

Message from the General Manager



Monthly Statistics

Despite all the negative State and National reports on the economy, the immediate future for new construction in Los Angeles still looks fairly good.

Plan check revenue is our best indicator of future construction. Developers might do all of the work to get their entitlements through the Planning Department's process and then sit on those approvals until they get financing, tenants or just better market conditions. But, they seldom do all the final construction drawings and come in for plan checking unless they are confident they will start construction fairly soon.

Plan check revenue is up 25% over this time last year and total revenues are at \$25.3 million, up 13% from last year - - our best First Quarter since FY 07-08.

Multi-family rental construction still leads the parade, with 1,444 new units in the First Quarter - - up 8% over last year and up 38% over our low point in FY 09-10.

However, so as not to be too polly-annish about these numbers, it should be noted that our highest First Quarter for new housing starts was FY 06-07, at 3,983 units. Hence, we are still down almost 64% from that high water mark!

Actual new construction that started in the First Quarter totaled \$636.1 million, down 9% from the first Quarter last year.

Downtown

201 N. Figueroa Street
Los Angeles, CA 90012
(Figueroa Plaza)

West Los Angeles

1828 Sawtelle Blvd.
2nd Floor
Los Angeles, CA 90025

South LA

8475 S. Vermont Ave.
2nd Floor
Los Angeles, CA 90044

Van Nuys

6262 Van Nuys Blvd.
2nd Floor, Room 251
Los Angeles, CA 91401

San Pedro

638 S. Beacon Street
Room 276
San Pedro, CA 90731

Counter Hours:

Monday, Tuesday,
Thursday, Friday: 7:30
am - 4:30 pm
Wednesday: 9:00 am -
4:30 pm

* San Pedro & South LA
offices are closed
between noon - 1:00
pm daily

For Information you
call:
3-1-1 (Inside LA City)
or
(213) 473-3231
(Outside LA City)

Starting in this newsletter we are going to add more detail to the total new construction numbers. The excellent Los Angeles Business Journal "Econowatch" column differentiates residential and non-residential. Because institutional work, like LAX, the Port and private universities, are such big players in our slow economy, we will segregate that institutional number from all other commercial/industrial new construction. Hopefully, this additional information will help provide even more insight into what is going on with new construction in LA.



Other Features

The last few newsletters have devoted a lot of coverage to development reform, budget and personnel investigations. With this newsletter we are able to return to some of our favorite other features.

This month we are highlighting two important new entertainment projects - - the incredible adaptation of the Kodak Theater to accommodate the new Cirque du Soleil production, Iris (CD 13, Garcetti) and the great addition of the Laemmle Theater to enhance the "NoHo Arts District" (CD 4, LaBonge).

We are also profiling one of our super-star employees, Frank Bush, Assistant Chief of the Code Enforcement Bureau.

And we are giving everyone a "heads-up" that starting on November 1st we will be requiring certain projects to submit an additional set of plans in order to comply with a state law to help the county collect property taxes in a more timely manner.

Our goal has always been to make sure this newsletter is not just a puff piece and that, instead, we provide you with tangible information that you will find interesting and helpful.

ATTENTION BUILDING PERMIT

APPLICANTS

NEW PLAN CHECK SUBMITTAL REQUIREMENTS EFFECTIVE NOVEMBER 1, 2011

State law requires that when property owners submit building plans to city and/or county permitting agencies for approval, they must include a scaled copy of the floor plans with exterior dimensions designated for the assessor's use. This copy should be in sufficient detail to allow the assessor to determine the square footage of the building/structure and, in the case of residential buildings, the intended use of each room.

- For new residential buildings and addition(s) to existing residential buildings (one-, two- family dwellings), one additional copy of the architectural set of plans complying with the above requirements is required for the Los Angeles County Assessor's Office.
- For new Apartment, Commercial buildings and addition(s) to existing Apartment and Commercial buildings, one additional copy of complete set of plans architectural & structural) is required for the Los Angeles County Assessor's Office.

If square footage is altered prior to, or during, building construction, an updated scaled copy of the floor plan is required that specifically identifies the alteration from the previously filed copy.

As provided in California Revenue and Taxation code section 408 plans submitted to the assessor are not public documents and shall not be open to public inspection.

If you have any questions, please contact the LA County Assessor Public Service Desk at (888) 807-2111 or for further information regarding the legal basis for this request, please visit [California Revenue and taxation Code Section 72](#)

Laemmle's NoHo 7 Nears Completion



Film buffs in the San Fernando Valley will soon have the opportunity to

enjoy world-class independent and specialty movies in the NoHo Arts District (CD 4, LaBonge). Construction is well underway on a seven-screen Laemmle movie theater, the final component of the J.H. Snyder Company's rehabilitation of the vibrant neighborhood. Construction on the site at 5240 Lankershim Blvd, between Magnolia Blvd and Weddington St, began in May and is slated to be complete in time for this year's holiday season.

Laemmle Theatres are family-run art house theaters that have brought top-quality movie entertainment to the Los Angeles area since 1938. "Laemmle Theatres are a favorite among film lovers, and this community asked for the family-owned business by name," said Michael Wise, Senior Partner of the J.H. Snyder Company. "We're proud to be completing our redevelopment project by following through on our commitment to the public and bringing this renowned entertainment experience to the NoHo Arts District."

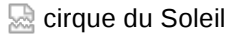
The theater site is conveniently located one block from the North Hollywood Metro station and Orange Line – one of the largest transportation hubs in the San Fernando Valley – and is adjacent to the Academy of Television Arts, home of the Emmys.

The 34,000-square-foot NoHo 7 movie house will specialize in independent, foreign-language, art and documentary films, and will include such high-end amenities as stadium seating, high-back loveseats, all-digital sound and wall-to-wall screens. The building will include second-floor commercial space and a 2,000 s.f. ground-level restaurant.

The long-awaited project is the result of a focused and resilient effort on behalf of the J.H. Snyder Company, which contributed land and parking for the theater as well as approximately \$700,000 in development funding. In addition, the company secured the necessary city entitlements for the project and provided Laemmle Theatres with a \$2.6 million loan.

When complete, the theater will serve as a capstone to the third and final phase of the Snyder Company's 10-year North Hollywood Redevelopment Program, a successful effort to revitalize the neighborhood through the creation of top-quality residential, retail and office space that serves the entire San Fernando Valley.

Cirque du Soleil at the Kodak Theater



Lift pit under construction for Cirque du Soleil at the Kodak Theater.

CIM Group and Cirque du Soleil entered into a partnership at the end of 2007 to bring a brand new resident Cirque show, IRIS, to the Kodak Theatre (CD 13, Garcetti). While Cirque was primarily responsible for the creative aspects of the \$100 Million production including the acts, sets, costumes, and other stage dressing, CIM was tasked with the responsibility of physically adapting the Theatre to facilitate the immense technical requirements of Cirque's complex show.

CIM engaged in a 3-year, 3-phase Theatre adaptation project that required having the Academy Awards ceremony, the second largest television broadcast in the world by number of viewers, three times during the project.

The primary efforts centered around the construction of the aptly named "Lift Pit" – a 50' deep hole (70' in length by 41' wide) excavated underneath the existing 9,600 square foot Kodak stage which houses a highly technical lift system that allows Cirque to bring artists and sets (some up to 3 stories tall) up from under the stage floor. In order to complete this excavation, two 8-ton and two 5-ton temporary overhead cranes were installed over the stage.

The lift system, a technical masterpiece unto itself, is comprised of two lift platforms connected to eight rack and pinion gear columns and has a capacity of 20,000 lbs. The lifts run via electric motors tied to Cirque's automation system and are capable of traveling up to 1 foot per second. When the lifts are in their lowest position, they create a flush floor in the new basement that allows Cirque to roll their large set pieces on and off the lift platforms.

In addition to the 50 feet of excavation, CIM's general contractor, Tectonics Construction, drilled eight 30" casings to a depth of 45' and to a tolerance of less than 1% vertical plumb in order to allow the lift

columns to travel vertically unrestricted. With a total of 95' of excavation and drilling, the new Lift Pit under the Kodak stage is actually lower than the 6th and lowest level of the Hollywood & Highland parking garage.

While conducting due diligence on the lift concept with Cirque, CIM realized that intake and exhaust shafts serving the Hollywood & Highland central plant ran directly underneath the existing stage. The first phase for CIM was to re-route these shafts outside the Theatre facility while keeping the H&H mall and hotel complex operational. During this first phase, a full recertification of the Theatre's Fire Life Safety system was also completed.

In addition, approximately 3,000 square feet of the Theatre's basement was demolished under the stage in order to excavate the Lift Pit. Because both Cirque's and AMPAS' (the Academy of Motion Picture Arts & Sciences, the organization behind the Oscars) production requirements are so extensive, this 3,000 square feet of lost square footage had to be recreated. To accomplish this, CIM leased airspace in the Hollywood & Highland garage from the Los Angeles Department of Transportation (the Owner of the garage). This unused airspace over the west entrance ramps from Orange Dr. was adjacent to the Theatre facility and CIM was able to deck over the entrance ramps in order to create this necessary 3,000 square feet of usable production area while still maintaining the clear heights for vehicle access below.

The new show, IRIS, is a behemoth of technical statistics containing more than 600 lighting fixtures, 80 automated winches, 170 loudspeakers, and requiring nearly 122 feet of vertical clearance from the high grid over the stage to the bottom of the Lift Pit.

From an economic development and jobs creation perspective, the Show required nearly 200 construction workers to complete the adaptation and is anticipated to create at least 858 jobs over the first five years.

The successful completion of the Cirque du Soleil adaptation project at the Kodak Theatre was due in large part to the excellent working relationship developed between the Los Angeles Department of Building & Safety, CIM Group, Cirque du Soleil, AMPAS, the Los Angeles Fire Department, and all the other City of Los Angeles agencies.

Frank Bush, Assistant Chief Code Enforcement Bureau

 **Frank
Bush**

Mr. Bush has over 22 years of experience with the City of Los Angeles and more than 33 years of experience in the construction industry. He holds a General Contractor's License from the State of California and a Certification as a Combination Dwelling Inspector from the



Frank Bush

International Code Council (ICC).

As the Assistant Chief of the Code Enforcement Bureau (CEB), Mr. Bush is responsible for managing approximately 130 employees, mainly inspection classifications, who are involved in the enforcement of various codes (e.g., Building, Electrical, Mechanical, Plumbing, Zoning), ordinances and other regulations of the Los Angeles Municipal Code designed to preserve and enhance the safety, appearance and economic stability of the City of Los Angeles.

Sections of the CEB include the Citywide Nuisance Abatement Program, Off-Site Sign Periodic Inspection Program, Sign Enforcement and Inspection Section, Annual Inspection Maintenance Program, Vacant Building Abatement, Pro-Active Code Enforcement Program, Nuisance Abatement Revocation Section, General Code Enforcement citywide and the Environmental Affairs Division's "Local Enforcement Agency". CEB staff is located throughout the city in five different offices.

Mr. Bush has developed and implemented numerous operational policies and procedures that have improved customer service, accountability, reduced case backlog, and created an Administrative Hearing Process that has expedited the compliance of enforcement cases.

He has received numerous awards and recognitions from City and State elected officials, community members, property owner associations, Los Angeles Police Department and other city departments for his dedication to public service and for resolving community blight issues.

Mr. Bush began his City career as an inspector and promoted through the ranks (Senior Inspector, Principal Inspector, Chief Inspector and Assistant Deputy Superintendent of Building II). In addition to working for LADBS, he also served as a Senior Inspector for the Los Angeles Housing Department Code Enforcement Division.

Prior to his City service he was a licensed General Contractor and operated his own construction company where he was involved in new construction and remodel of large and small commercial and residential construction projects.

Mr. Bush is married to Judy; they have four children and seven grandchildren. He is very involved in community service work. LADBS is fortunate to have a person of Frank's caliber working for us and the people of Los Angeles.

Our Mission Statement

The mission of the Department of Building and Safety is to protect the lives and safety of the residents and visitors of the City of Los Angeles and enhance the quality of life, housing, economic prosperity, and job

creation. This is accomplished through advising, guiding, and assisting customers to achieve compliance with the Building, Zoning, Plumbing, Mechanical, Electrical, Disabled Access, Energy, and Green Codes; and local and State laws, through a timely, ethical, cooperative, and transparent process for the facilitation of construction and maintenance of commercial, industrial, and residential buildings throughout the City.

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If you want to comment on the service(s) you received or file a complaint, please call our **Customer Hotline at (213) 482-0056**.

LADBS Newsletter Editors: David Lara & Celeste Morris

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